

Evergreen Visioning Project – Key Products

The Evergreen Visioning Project provides a unique opportunity to establish policies to guide new development within the Evergreen area closely linking new residential construction with transportation infrastructure improvements and the provision of new community facilities and amenities. The goal of this planning effort is to create a planning framework to improve the quality of life for Evergreen residents by establishing a positive balance between each of these elements. The following key products should be produced through this effort.

Evergreen Smart Growth Strategy – The Strategy document would include the Guiding Principles developed by the Task Force, specific recommendations for development of the Opportunity Sites, general land use and architectural design guidelines for the Evergreen area, and a description of the Task Force and community process. The Strategy needs to be adopted by City Council demonstrating its status as official City policy. After its consideration and adoption, the Strategy would act as a long-term guide for all new development within the Evergreen area.

Evergreen Development Policy – The Evergreen Development Policy (EDP) establishes specific traffic Level of Service (LOS) standards for the Evergreen area. The EDP would provide development capacity for a specific amount of new residential, commercial and industrial development, and establishes the timing of the construction of specific transportation improvements and community amenities with new housing development. The EDP would also need to be adopted by the City Council.

General Plan Amendments – The City’s General Plan needs to be modified to reflect the land use and policy changes proposed within the Smart Growth Strategy and Area Development Policy. The General Plan Land Use and Transportation Diagram needs to be modified to support the proposed changes in land use for the Opportunity Sites. City Council considers and acts on all changes to the General Plan.

Environmental Impact Report (EIR) – State law (California Environmental Quality Act or CEQA) requires that the City prepare an analysis of the potential environmental impacts of the proposed Strategy. The EIR presents analysis of potential impact upon traffic, noise, air quality, biotic and other resources for the proposed amount of new development including transportation improvements and amenities. The EIR should be based upon a possible maximum development scenario. Any proposed development beyond the scope of the project described within the EIR will require additional environmental analysis. The EIR also includes descriptions of alternative development scenarios. A single EIR is proposed to analyze the environmental impacts of the Strategy, Area Development Policy, Community Facilities District and General Plan Amendments, and may also be used to provide the necessary environmental clearance for subsequent rezonings and permits. The Planning Commission determines and certifies the completeness of all EIRs, with the Council responding to any appeals of the Commission’s certification.

Financing District – A new Community Facilities District (CFD) is a potential funding mechanism for the required infrastructure improvements and proposed amenities. The CFD would allow a special annual assessment to be applied to new development within the Policy area. The City is able to issue bonds to pay for the proposed improvements based upon the assessment revenue.

Evergreen Visioning Project – Opportunities for Shaping the EVP Products

EVP Task Force Meetings – The EVP Task Force is developing recommendations for the content of the Evergreen Smart Growth Strategy and Evergreen Area Development Policy through an ongoing series of public meetings. General members of the public may also attend and participate in these meetings.

Preliminary Project Description – A key component of the EVP Task Force recommendations is a general “project description” which should detail the amount of new development to be allowed under the new policy and link that development to specific transportation infrastructure improvements and the construction of new community amenities. The preliminary project description serves as a starting point for more detailed analysis of the traffic, phasing and cost issues necessary to continue development of the EVP products. A preliminary project description should be completed in order to conduct the studies needed to provide more information to the Task Force and other EVP stakeholders. The outcome of these studies may result in changes to the delicate balance between growth, transportation improvements and new amenities.

Environmental Impact Report (45-Day Public Comment Period) – An Environmental Impact Report (EIR) is being prepared for the EVP and will be made available for public review. During a 45-Day review period, members of the public may comment upon the adequacy of the EIR description of potential environmental impacts associated with the Evergreen project. State law establishes specific guidelines and procedures for the City’s response to these comments. The EIR will include a detailed traffic analysis and other technical studies based upon the preliminary project description. The EIR does not determine the final project description, but does set an upper limit for the project’s potential environmental impacts.

Draft Project Description – Based upon the outcome of technical analysis of traffic, financing and other issues, the Task Force will participate in the development of a refined version of the project description. This draft project description will be used to complete the final draft versions of the other EVP products.

Evergreen Smart Growth Strategy and Area Development Policy – The Task Force is participating in the development of the Evergreen Smart Growth Strategy document. Task Force input helps to define land use and design guidelines to be incorporated within the Strategy. The development of these guidelines provides the best opportunity for members of the Task Force and the general public to comment upon specific site design, architectural and land use compatibility concerns. The Area Development Policy should set specific limits on amounts of development and establish specific phasing and financing plans for the infrastructure improvements and community amenities tied to the new development. Any subsequent land use entitlements, including the proposed zonings and permits for the Opportunity Sites, will be evaluated by City staff for conformance with these documents. These documents will ultimately be considered at public hearings by the San Jose Planning Commission and City Council. The Planning Commission makes recommendations on the Strategy and Policy and the Council takes the final action.

General Plan Amendments – Amendments to the City’s General Plan are necessary in order for the City to adopt the Evergreen Smart Growth Strategy and Area Development Policy and to

implement the related land use changes. The San Jose Planning Commission and City Council considers these proposed amendments at public hearings. Future General Plan Amendments within the Evergreen area must also be consistent with the adopted Evergreen Smart Growth Strategy and Evergreen Area Development Policy and requires separate public hearings.

Final Project Description – The final project description establishing the amount of development allowed within the Evergreen area and linking that new development to specific transportation infrastructure improvements and the construction of new community amenities is determined by the City Council based on community and property owner input at the public hearing where the Council considers adoption of the Evergreen Smart Growth Strategy, Evergreen Area Development Policy and the related General Plan amendments.

Zonings – New zonings or rezonings of properties within the Evergreen area will be go through a public review and hearing process including both San Jose Planning Commission and City Council hearings. Initial zonings of the opportunity sites may occur at the same hearings at which the Planning Commission and City Council consider adoption of the Evergreen Smart Growth Strategy and the associated General Plan Amendments or at a subsequent set of hearings. All subsequent requests for zonings or rezonings would go through a separate hearing process. Separate community meetings are held for all of the Opportunity Site zonings and for most subsequent applications consistent with the City’s Public Outreach Policy.

Tentative Map – Proposed subdivisions of the Opportunity Sites and other large properties within the Evergreen area are subject to a public hearing process through the Tentative Map process consistent with the Map Act.

Permits – New construction on the Opportunity Sites requires a Planned Development Permit involving public hearings. Development of other properties within the Evergreen area may also be subject to this or a similar process. The Planned Development Permit process provides an additional opportunity for the public to comment upon specific design elements for each new development. These projects are reviewed by the City staff for consistency with the land use and design guidelines included within the Evergreen Smart Growth Strategy.